

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

PAOLA FERNANDEZ ANCONA
1100 13TH ST NW STE 850
WASHINGTON DC 20005-4090

FIRST-CLASS



US POSTAGETM PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
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NIXIE 171 FE 1 0004/11/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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2005122140

BC: 20001271441 *0231-01958-003-36

ZONING COMMISSION
District of Columbia
Office of the
EXHIBIT NO.22

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS

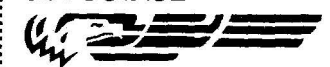
PENALTY FOR MISUSE

CENTRAL ATLANTIC CONFERENCE OF
1405 15TH ST NW
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FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



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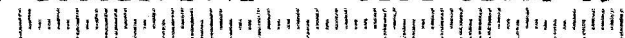
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INSUFFICIENT ADDRESS
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES

ZIP 20001 \$ 000.69⁰
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CAO, SHAN
4411 CONNECTICUT AVE NW UNIT 108
WASHINGTON DC 20008-2346

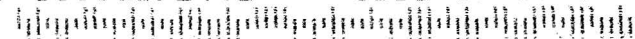
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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RONG, RUIYE
1427 RHODE ISLAND AVE NE
WASHINGTON DC 20018-3708

FIRST-CLASS



US POSTAGETM PITNEY BOWES



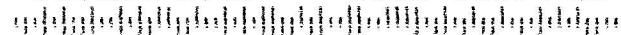
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NIXIE 171 DE 1 0004/10/25

RETURN TO SENDER
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS

PENALTY FOR MISUSE

152

LARSON, ALISON L
1427 RHODE ISLAND AVE NE # 201
WASHINGTON DC 20018-3708

FIRST-CLASS



US POSTAGESM PITNEY BOWES



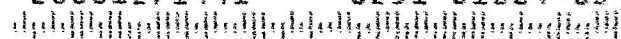
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
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PENALTY FOR MISUSE

WQ

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US POSTAGE[®] PITNEY BOWES
ZIP 20001 \$ 000.69⁰
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DAHAGAM, ADITYA
1427 RHODE ISLAND AVE NE
WASHINGTON DC 20018-3708

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
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441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
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ABBOTT, ANDREW M
1427 RHODE ISLAND AVE NW
WASHINGTON DC 20005-5533

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
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1427 SWANN ST NW
WASHINGTON DC 20009-5903

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OFFICIAL BUSINESS
PENALTY FOR MISUSE

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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KINGI, HAUTAH
1427 RHODE ISLAND AVE NE
WASHINGTON DC 20018-3708

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US POSTAGE PAID PITNEY BOWES



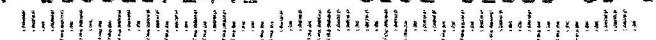
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RETURN TO SENDER
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200183708

BC: 20001271441 *0231-01883-03-36



GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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ZUBRICK, BRENNAN R
1427 RHODE ISLAND AVE NE
WASHINGTON DC 20018-3708

FIRST-CLASS



US POSTAGETM PITNEY BOWES



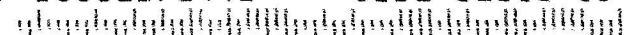
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US POSTAGE TM PITNEY BOWES

ZIP 20001 \$ 000.69⁰
02 7W
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RAHMAN, LUPIN
1514 17TH ST NW
WASHINGTON DC 20036-6227

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UNABLE TO FORWARD

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OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
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24-16
US POSTAGE PAID PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
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1409 15TH STREET NW LLC
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[REDACTED]

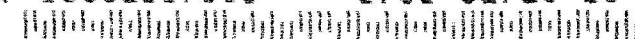
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

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ZIP 20001 \$ 000.69⁰
02 7W
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WASHINGTON P ST LLC
3801 PGA BLVD STE 600
PALM BEACH GARDENS FL 33410-2756

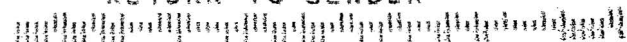
171 NTE 1 80816884/07/25
FORWARD TIME EXP RTN TO SEND
WASHINGTON P STREET LLC
889 2ND ST APT 50N
WEST PALM BEACH FL 33411-4015

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

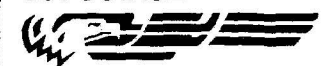
OFFICIAL BUSINESS
PENALTY FOR MISUSE

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FIRST-CLASS



US POSTAGE[®] PITNEY BOWES



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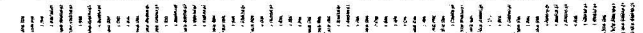
JIA, MARK Z
1437 RHODE ISLAND AVE NE
WASHINGTON DC 20018-3708

NIXIE 171 DE 1 0004/10/25

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

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BC: 20001227599 *0231-01881-03-36



**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: May 22, 2025, @ 4:00 p.m.
Via WebEx: <https://dcoz.dc.gov/ZC24-16> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access code:** 2304 536 5532 (audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 24-16 (MR 1401 15th Street Retail, LLC – Map Amendment @ Square 210, Lot 827 (1401-1405 15th Street, N.W.))

THIS CASE IS OF INTEREST TO ANCs 2F & 2B

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/service/sign-testify> – see below: *How to participate as a witness – oral statements.*
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements.*

On November 18, 2024, the Office of Zoning received an application from MR 1401 15th Street Retail, LLC (the “Applicant”) requesting review and approval for a Zoning Map amendment from the RA-5 zone to the ARTS-3 zone for property located at 1401-1405 15th Street, N.W. (Square 210, Lot 827) (the “Property”).¹

The Property is rectangular in shape and has approximately 7,200 square feet of land area. The Property is bounded by private property to the north, public alleys to the east and south, and 15th Street, N.W. to the west. Properties immediately surrounding the Property to the north and east along 15th Street and P Street, and to the east along the 14th Street corridor, are zoned ARTS-3. The Property is located within the Greater 14th Street Historic District. The Property is located within the boundaries of Advisory Neighborhood Commission (“ANC”) 2F and across 15th Street, N.W., from ANC 2B.

The Property is improved with the Grace Reformed Church and Sunday School and the Parish House, which collectively are (i) designated as an historic landmark in the D.C. Inventory of

¹ The Applicant subsequently filed revised application materials on December 2, 2024, clarifying that the current zoning for the entire Property is RA-5. The original filing incorrectly stated that a portion of the Property was already zoned ARTS-3.